

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1300 Walnut Street, Boulder, CO 80302



1300 Walnut



ABOUT THE BUILDING

Modern, creative tech space available for lease at 1300 Walnut. This two-story building provides an unbeatable Downtown Boulder location on the corner of 13th & Walnut just steps away from all the action that Downtown Boulder has to offer.

- Creative, open work spaces with bright, modern finishes
- Great downtown Boulder location
- Steps away from Pearl Street Mall and RTD Transit Station

Drew Weiman
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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
www.wwreynolds.com

1300 WALNUT STREET, BOULDER, CO 80302
SUITE 10



UNIT
10



RENT
\$1,995 / month
(including utilities)



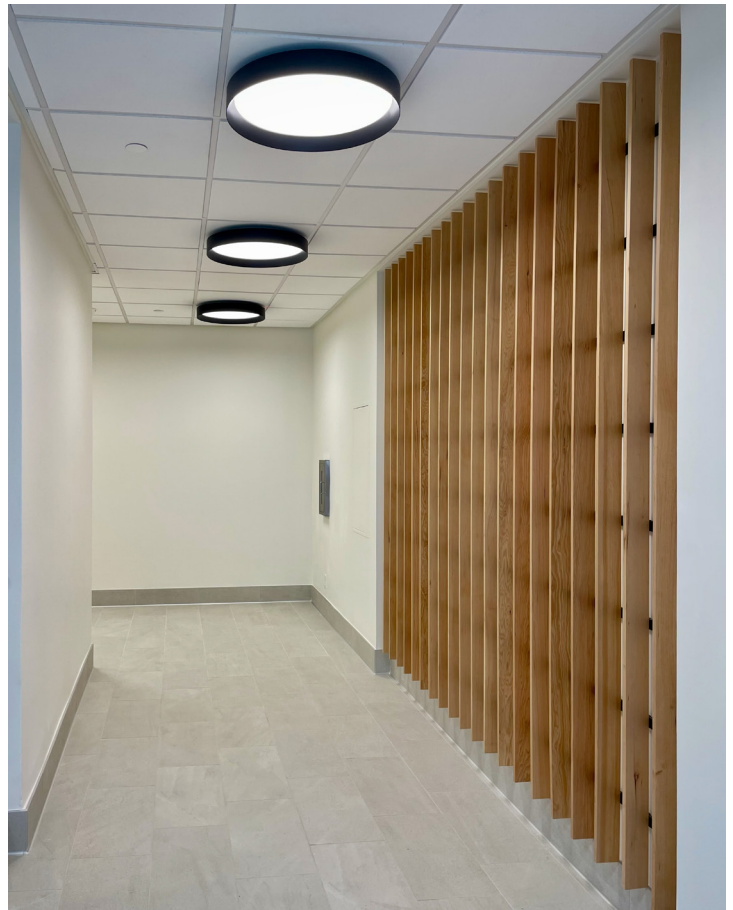
SIZE
1,674 SF



AVAILABLE
Immediately

SPACE NOTES

Economical space available at 1300 Walnut, a well located two-story building situated in the heart of Downtown Boulder. Enjoy all that Downtown has to offer just steps away from your office door.



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1300 WALNUT STREET, BOULDER, CO 80302
SUITE 20



SIZE
4,264 SF



RENT
\$10 NNN



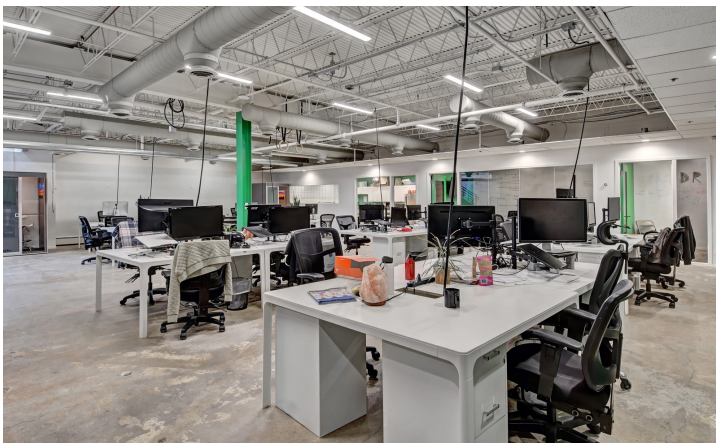
AVAILABLE
Immediately



EST. OP EX
\$19 / SF
(including utilities)

SPACE NOTES

This 4,000+ square foot space features an open work environment with exposed ductwork and ceilings, concrete flooring and bright, creative finishes. Ideal for a growing company in need of creative, open space in a perfect downtown location.



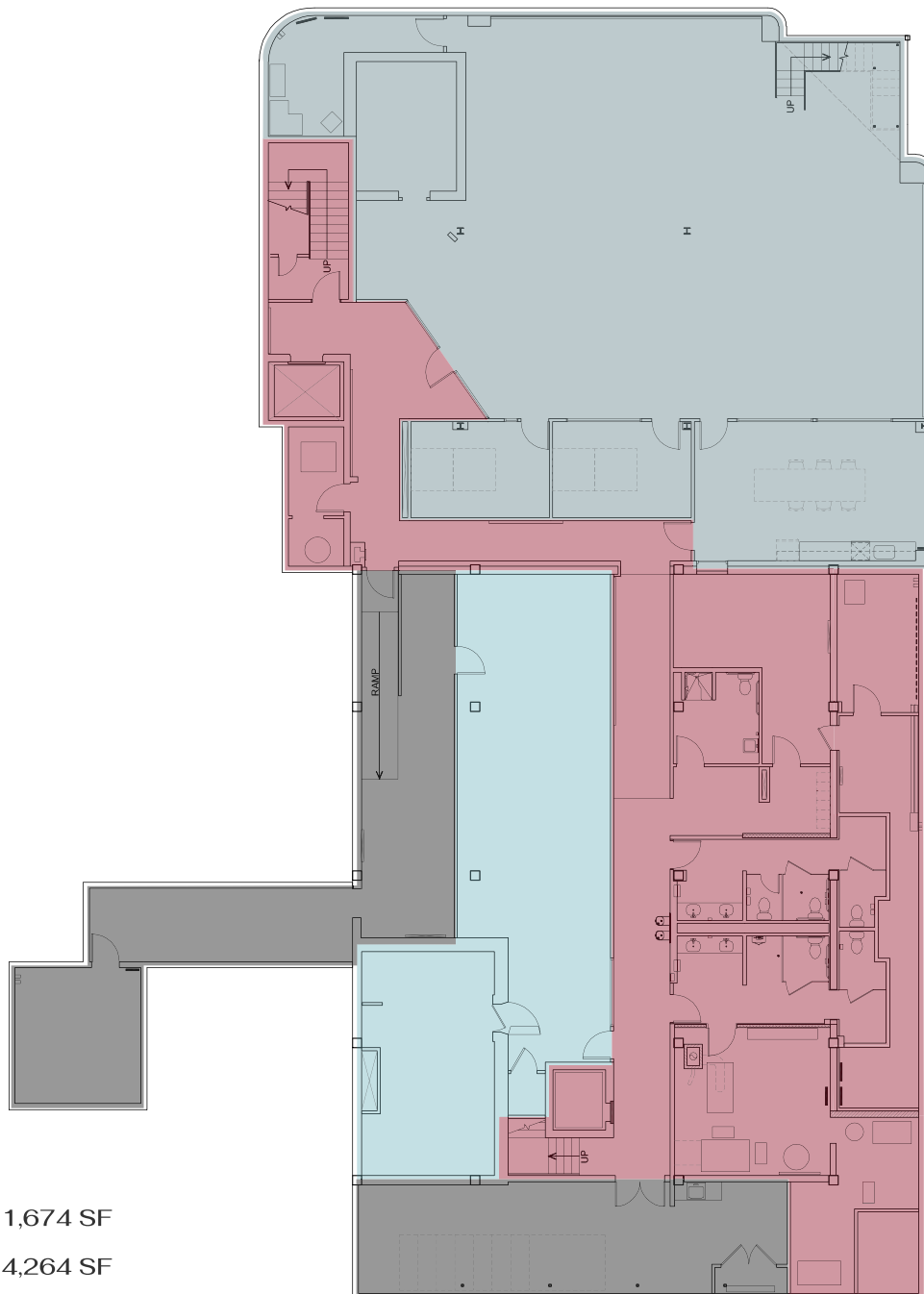
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FLOOR PLAN



-  SUITE 10 | 1,674 SF
-  SUITE 20 | 4,264 SF
-  LEASED
-  COMMON AREA

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LOCATION



LOCATION NOTES

Right in the heart of it all is a small but well located two-story building situated on the busy corner of 13th and Walnut Streets, just one block off the Pearl Street Mall, and across from the RTD Transit Station. The west side of this building faces The Plaza at One Boulder Plaza, which features plenty of outdoor seating and a nice water feature.

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